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OCT 23 2013

DEPARTMENT OF
PLANNING & ZONING

237 North Winooski Avenue – Zoning Permit Application Narrative

Description of the Proposed Development and Proposed Use:

The proposed project consists of the redevelopment of an underutilized parcel in the Neighborhood Mixed Use zone at 237 North Winooski Avenue. The property is a 100% impervious 0.43 acre parcel, or approximately 18,731 square feet of land, with an existing building totaling only 1,539 finished square feet above ground. The current development intensity represents a FAR (floor area ratio) of only 0.08 in a zoning district that encourages dense mixed-use development of up to 2.0 FAR. The majority of the parcel is paved for parking and driveway access with two existing curb cuts onto North Winooski Avenue.

The North Winooski Avenue corridor is an important mixed-use spine in the Old North End neighborhood of Burlington and the gateway into the City of Burlington from many destinations north and east of the city center. A number of positive redevelopment projects have occurred along the North Winooski Avenue corridor over the past 20 years or so including the reuse of the historic bus barns, creation of the Old Spokes Home bicycle shop, development of the McClure Multigenerational Center, and construction of the Chittenden Emergency Food Shelf. A number of other existing buildings have been repurposed to include unique shopping such as Jamba's Junktiques, a variety of uses at 274 North Winooski, award-winning Barrio Bakery, the African Market, ONE Pepper Grill, and Farrah's Middle Eastern restaurant. A new project has recently been approved at 256-262 North Winooski Avenue including approximately 1,500 square feet of restaurant space and 22 residential apartments.

This project endeavors to continue the ongoing evolution of North Winooski Avenue into a vibrant mixed-use district creating neighborhood oriented retail and new residences. The project adds density in a mixed-use zone that seeks compact transit/bike/pedestrian oriented development. Development involves demolition of the existing 1,539 SF commercial building ("Q-Tees") and construction of an approximately 32,200 SF, three-story, flat roofed building (which includes a covered parking garage hidden from the street of approximately 7,560 SF).

The primary use of the new building will be for 28 apartments (anticipated to be 6 efficiency units, 14 one-bedroom units and 8 two-bedroom units) located on the second and third floors, with elevator service and common room located in the southeast corner of the ground floor to be used for laundry. Indoor bike storage will be accommodated within the parking garage with a lockable bike room and additional open bike rack storage under the cover of the parking garage.

A small commercial space just under 1,500 SF proposed for restaurant use will be located in the northeast corner of the ground floor, with the main entrance to the commercial as well as the housing located off the sidewalk running along North Winooski Avenue. A partial basement is proposed to be located under the eastern end of the building to provide additional storage and possibly mechanical/electrical room space.

The existing site is completely impervious, covered by parking areas to the rear (west) and south of the existing building footprint. The proposed site plan re-uses the current access drive to the north of the current building and eliminates the other existing access drive with a much wider curb-cut located south of the current building. A green strip of lawn and landscape plantings will be created along the south side of the proposed building footprint as well as the rear (west) side.

Proposed Days and Hours of Operation:

The proposed commercial space is anticipated to be utilized as a restaurant, with operations 7 days a week and hours of operation from 5:30am to 11pm Sunday through Thursday and from 5:30am to 1:00am on Fridays and Saturdays.

Estimated Number of Employees:

The small commercial space is anticipated to have approximately three employees working during their hours of operation. Leasing and management of the residential units will not entail any full-time, on-site employees based out of the property. Marketing and maintenance functions will be conducted on a part-time basis by employees who are based off-site.

Traffic Generation and Parking Analysis:

The property is located in the shared use parking district within the Neighborhood Mixed-Use District and based on the owners' experience, the close proximity to downtown is expected to attract tenants that are more apt to bike/walk, use public transportation, and use CarShare. The proposed site plan includes a total of 28 off-street parking spaces with access from the existing curb cut just north of the proposed building, adjacent to the McClure Multigenerational Center.

The existing curb cut to the south will be eliminated. In response to a request from the Department of Public Works at our Technical Review Committee meeting, traffic generation estimates for the proposed residential and commercial uses will be provided under separate cover. An existing CarShare pod is located on North Winooski Avenue between Crombie and North Street, approximately one-tenth of one mile from the site.

The restaurant use requires 3 parking spaces per 1,000 square feet, yielding a requirement of 4 parking spaces for the proposed project. 1 parking space is

required for each apartment, yielding a requirement of 28 parking spaces for the apartments. The total parking requirement is therefore:

- Restaurant – 4 parking spaces
- Apartments – 28 parking spaces
- Total – 32 parking spaces

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Parking Waiver:

We are requesting a parking waiver of 4 parking spaces in light of site's walkable and bikable location and nearby opportunities for on-street parking. Our site plan accommodates 28 total parking spaces with the configuration presented. We have studied alternative parking layouts and have determined that the current site plan accommodates the most parking possible.

Our management experience shows that a dense neighborhood mixed use location in close proximity to downtown requires less parking. Many sites in the neighborhood function without dedicated off-street parking and there is ample on-street parking in the vicinity along North Winooski Avenue, Decatur Street, Archibald Street and Intervale Avenue to accommodate short-term parking for restaurant patrons.

We are also providing bike storage in the basement, and promote CarShare and CCTA to our tenants. Two CCTA bus routes (City Loop and Winooski/Riverside) pass in front of this building on North Winooski Avenue with regular stops currently located a couple blocks away at the Burlington Community Health Center to the north and at North Street to the south, providing easy access to the Cherry Street hub and routes covering Chittenden County and points beyond.

In addition, the Planning Commission is giving serious consideration to a change in the parking regulations for residential uses. The new regulations would require:

- 0.33 parking spaces x 20 studio/one bedroom units = 6.6 spaces
- 1 parking space x 8 two bedroom units = 8 spaces
- 1,468 SF restaurant space = 4 spaces
- Total spaces required = 18.6 spaces, round up to 19 spaces

In summary:

1. Mixed use location close to downtown/ promotion of public transportation and CarShare
2. Adequate secure bike storage
3. Direct access to two CCTA bus routes (City Loop and Winooski/Riverside)
4. Potential future parking regulations would require only 19 parking spaces, significantly less than the 28 spaces proposed.

237 North Winooski Avenue Parking Management Plan:

Given the neighborhood mixed use location in close proximity to downtown we are confident the project will attract tenants that are more apt to bike/walk, use public transportation and/or use CarShare. Parking will be shared between the restaurant and residents. It will be explicit in all leases that parking is first come, first served during weekday daytime hours from 9am-5pm and that during nights and weekends each apartment will be permitted to use one parking space. While the 28 off-street spaces are sufficient to provide at least one space per apartment, parking will be made available as an option and if some tenants choose not to rent the parking space assigned to their unit it may be re-assigned to another tenant who chooses to rent an extra space.

The vehicular access is from North Winooski Avenue with traffic entering the site at the curb cut north of the building, adjacent to the McClure Multigenerational Center. The new building has an entry off the parking that allows for easy access to the secure bike storage located on the ground floor, as well as additional storage located in the building's partial basement. Restaurant delivery vehicles will be able to access the driveway and enter the commercial space from the rear entry if on-street parking is not available or loading through the front door during business hours would disrupt operations. Depending on the specific retail tenant's needs, DPW is open to creating short-term on-street parking in front of the building and/or a loading zone for deliveries.

Phasing and Construction Schedule:

The redevelopment is proposed to occur in a single phase with demolition and initial site work occurring first, immediately followed by construction of the new building, with final utility connections and finish site work including landscaping to occur last. The overall construction schedule is anticipated to take approximately 12 months, with a target start date of Summer 2014 (dependent on zoning approval, Act 250 approval, and issuance of a building permit).

Storm water management:

The approach to long-term stormwater management is to reduce the amount of impervious surfaces from the current level of 100% to approximately 86% and to employ infiltration where possible given the environmental constraints of a significant coal ash layer (subject to VT DEC approval) and to reduce the peak discharge rate of the remaining runoff into the existing connection to the municipal combined system in North Winooski Avenue. A construction period stormwater and erosion control plan will be employed that complies with the City of Burlington Department of Public Works and Planning & Zoning guidelines. Additional information on stormwater and erosion control is included in the materials from our civil engineer, Peter Smiar of Civil Engineering Associates.

Capacity of municipal utilities, services & existing or planned community facilities:
Based on the similarity of the proposed uses to recently approved projects, the stated planning goals of the Neighborhood Mixed Use District and initial feedback obtained from the Technical Review Committee the applicant's understanding is that there is sufficient capacity of municipal utilities, services and existing or planned community facilities to accommodate the proposed new development.

Utilization of renewable energy resources:

The applicant is working with BED, Vermont Gas and Efficiency Vermont to minimize energy usage in the proposed building through EnergyStar certification and installation of the most energy efficient available technology for primary space heating and cooling (cold-climate air source heat pumps). The building's design will also provide for future installation of rooftop solar through adequate structural load capacity and conduit run from the basement utility room to the roof when it becomes economically feasible to do so.

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GENERAL NOTES

- Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall field verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888-344-7233) prior to any construction.
- Site information is based on a field survey performed by Civil Engineering Associates, Inc., August 2013. Civil Engineering Associates, Inc. survey orientation is "Grid North", Vermont Coordinate System of 1983 (Horizontal) and NAVD88 (Vertical) Established from GPS Observation on Site.
- Property line information is based on recorded deeds and plans abstracted from the City of Burlington Land Records. Monumentation recovered was consistent with the recorded documents.
- All existing utilities not incorporated into the final design shall be removed or abandoned as indicated on the plans or directed by the Engineer.
- The Contractor shall maintain as-built plans (with ties) for all underground utilities. Those plans shall be submitted to the Owner at the completion of the project.
- The Contractor shall repair/restore all disturbed areas (on or off the site) to a direct or indirect result of the construction.
- All grassed areas shall be maintained until full vegetation is established.
- Maintain all trees outside of construction limits.
- The Contractor shall be responsible for all work necessary for complete and operable facilities and utilities.
- The Contractor shall submit shop drawings for all items and materials incorporated into the site work. Work shall not begin on any item until shop drawing approval is granted.
- In addition to the requirements set in these plans and specifications, the Contractor shall complete the work in accordance with all permit conditions and any local Public Works Standards.
- The tolerance for finish grades for all pavement, walkways and lawn areas shall be 0.1 feet.
- Any dewatering necessary for the completion of the sitework shall be considered as part of the contract and shall be the Contractor's responsibility.
- The Contractor shall coordinate all work within Town Road R.O.W. with Town authorities.
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- If the building is to be sprinklered, backflow prevention shall be provided in accordance with AWWA M14. The Site Contractor shall construct the water line to two feet above the finished floor. See mechanical plans for riser detail.

EXISTING BUILDING

EXISTING CHAINLINK FENCE

EXISTING BUILDING

LEGEND

- 336 --- EXISTING CONTOUR
- 336 --- PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- ● IRON ROD/PIPE FOUND/SET
- CONCRETE MONUMENT
- SS GRAVITY SEWER LINE
- W WATER LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- G GAS LINE
- MW MONITORING WELL
- ⊕ POWER POLE
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- - - - - FENCE

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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DRAWN

MAB

CHECKED

PBS

APPROVED

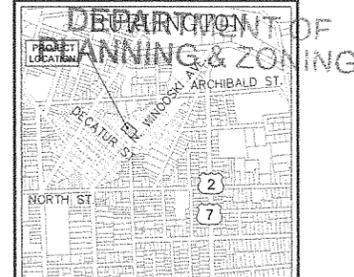
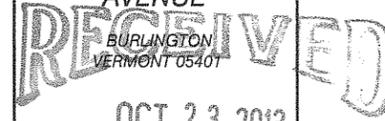
PBS

APPLICANT:

HOT EATS, COOL TREATS, LLC
210 COLLEGE STREET
SUITE 201
BURLINGTON
VERMONT 05401

PROJECT:

237 NORTH WINOOSKI AVENUE
BURLINGTON
VERMONT 05401



LOCATION MAP
1" = 100'

DATE CHECKER REVISION

10.18.13 PBS LOCAL SUBMITTAL

EXISTING CONDITIONS SITE PLAN

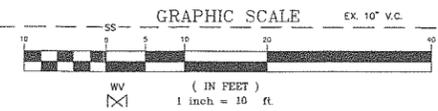
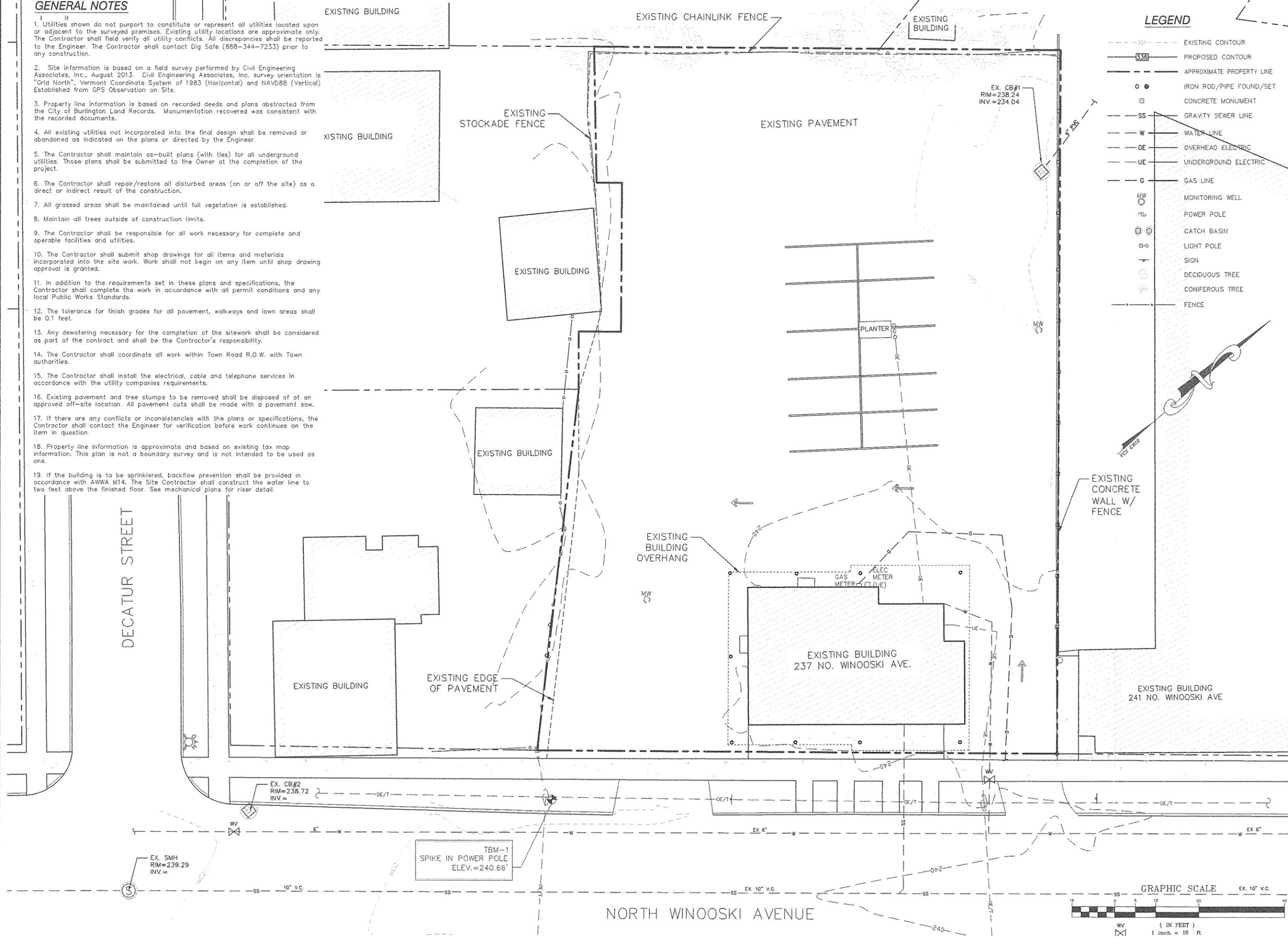
DATE
SEP. 4, 2013

SCALE
1" = 10'

PROJ. NO.
13203

DRAWING NUMBER

C1.0



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LEGEND

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- 136 --- PROPOSED CONTOUR
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- ● IRON ROD/PIPE FOUND/SET
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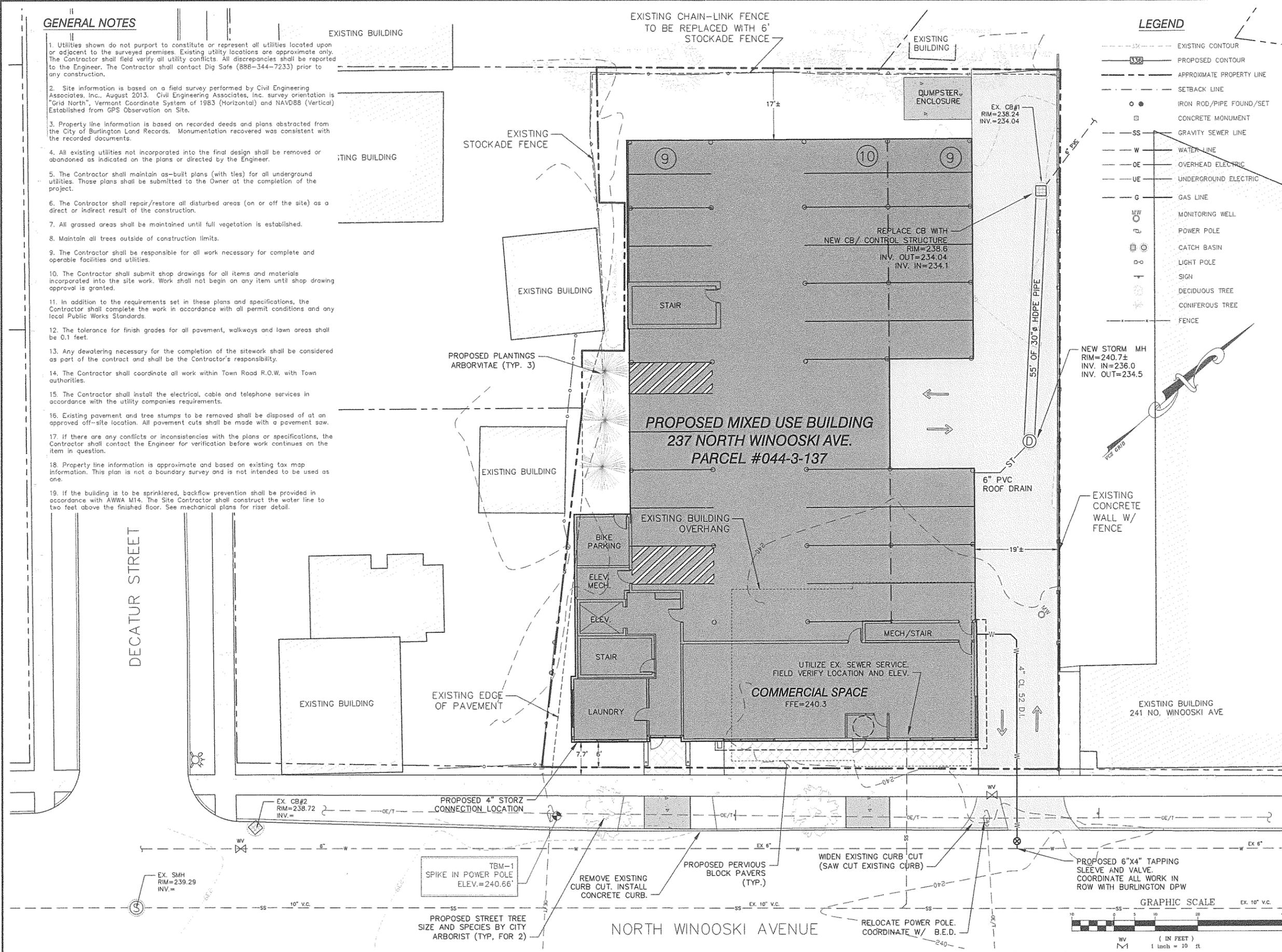
LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION
10.18.13	PBS	LOCAL SUBMITTAL

PROPOSED CONDITIONS SITE & UTILITY PLAN

DATE
 SEP. 4, 2013
 SCALE
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 PROJ. NO.
 13203

C1.1



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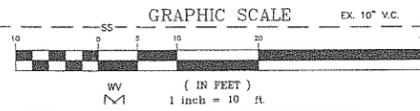
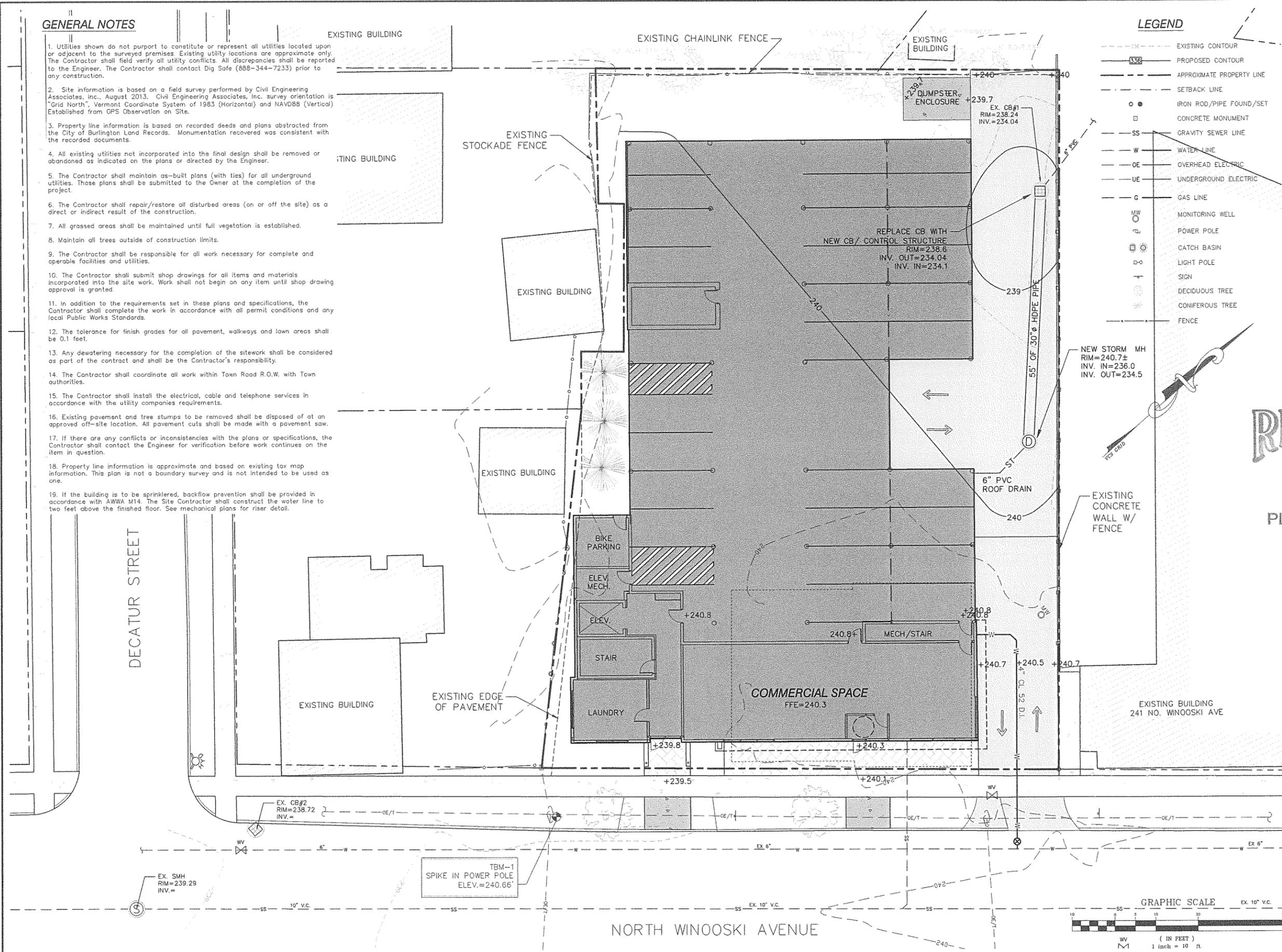


LOCATION MAP
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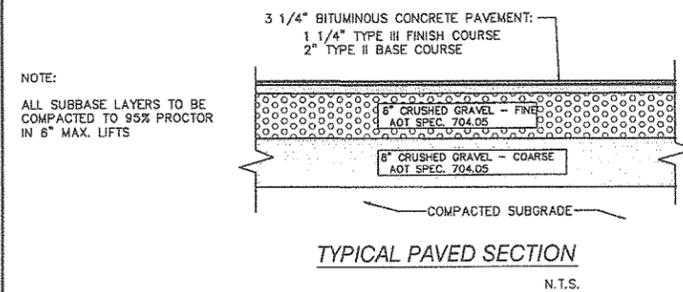
DATE	CHECKED	REVISION
10.18.13	PBS	LOCAL SUBMITTAL

PROPOSED GRADING AND DRAINAGE PLAN

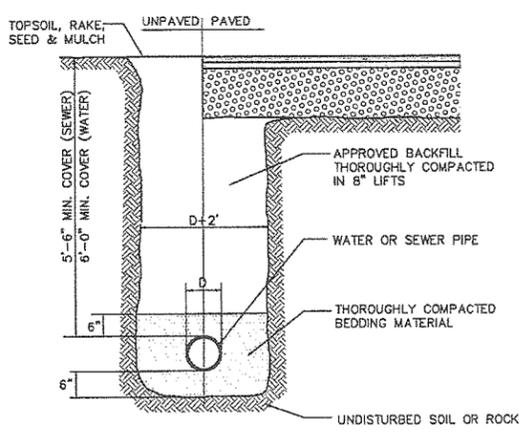
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 PROJ. NO. 13203
 DRAWING NUMBER: **C1.2**



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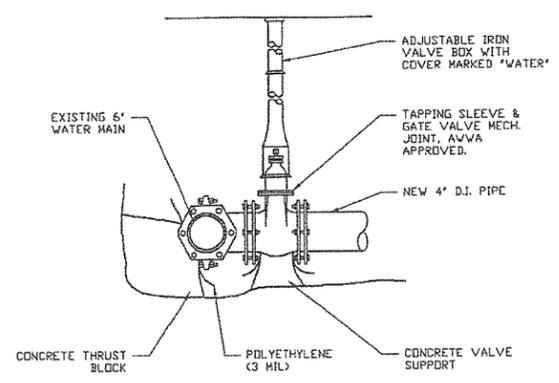


TYPICAL PAVED SECTION
N.T.S.

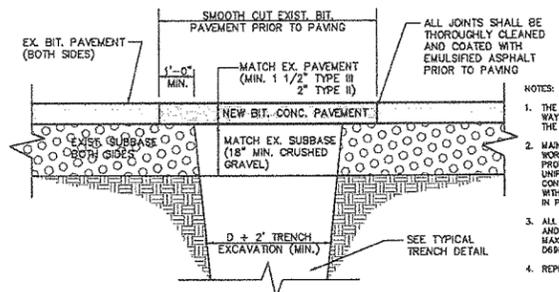


TYPICAL TRENCH DETAIL
N.T.S.

- NOTES:
1. Compaction of backfill and bedding shall be a minimum of 90% (95% under roadway surfaces) of maximum dry density determined in the standard proctor test (ASTM D698).
 2. Bedding material shall not be placed on frozen subgrade.
 3. Approved backfill shall not contain any stones more than 12" in largest dimension (6" in roadways, 2" maximum diameter within 2' of the outside of the pipe), or contain any frozen, wet, or organic material.
 4. Trenches shall be completely dewatered prior to placing of pipe bedding material and kept dewatered during installation of pipe and backfill.
 5. In trenches with unstable materials, trench bottom shall first be stabilized by placement of filter fabric then crushed stone (3/4" maximum).
 6. The sides of trenches 4' or more in depth entered by personnel shall be sheeted or sloped to the angle of repose as defined by O.S.H.A. standards.
 7. Bedding material shall consist of crushed stone, gravel or sand with a maximum size of 3/4". Submit a sample to the Engineer for approval.
 8. Contact Owner's engineer if minimum cover cannot be achieved.

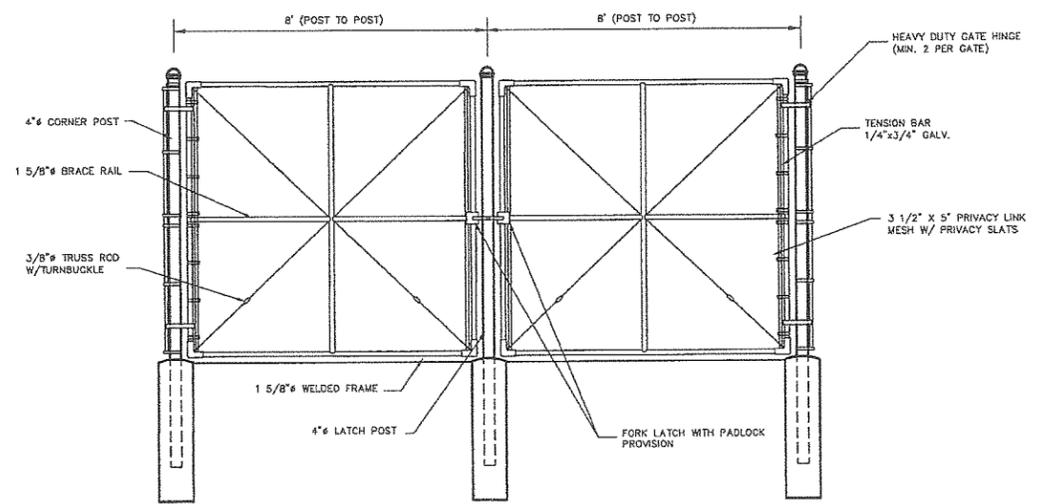


TAPPING SLEEVE & VALVE DETAIL
N.T.S.

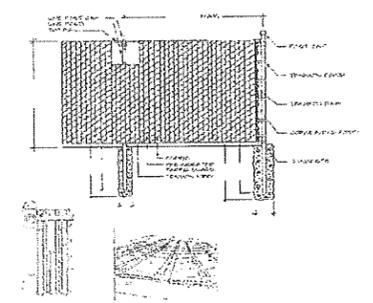


REPLACEMENT OF EXISTING PAVEMENT
N.T.S.

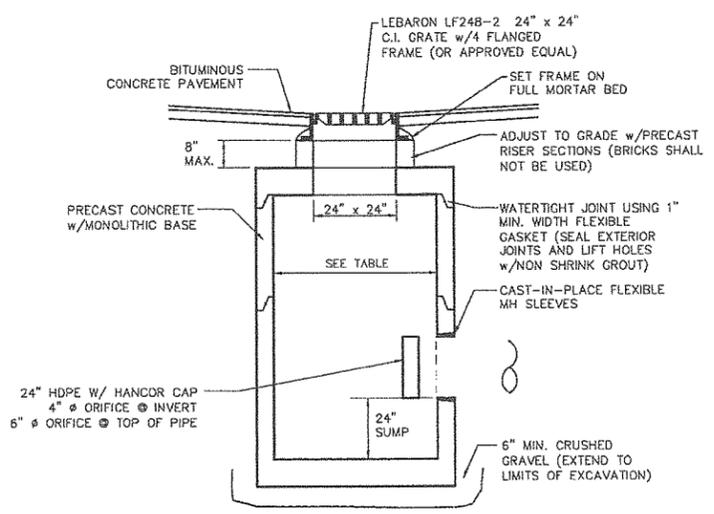
- NOTES:
1. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE-WAY TRAFFIC AT ALL TIMES DURING WORK WITHIN THE R.O.W.
 2. MAINTENANCE AND PROTECTION OF TRAFFIC DURING WORK WITHIN THE CITY R.O.W. SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL NOT WORK WITHIN THE R.O.W. WITHOUT APPROPRIATE CONSTRUCTION SIGNING IN PLACE.
 3. ALL BACKFILL SHALL BE MADE IN SIX (6") LIFTS AND COMPACTED TO NOT LESS THAN 95% MAXIMUM DRY DENSITY ACCORDING TO ASTM D698.
 4. REPLACE EXISTING ROAD STRIPING AS NECESSARY.



TRASH ENCLOSURE TYPICAL DETAIL
N.T.S.

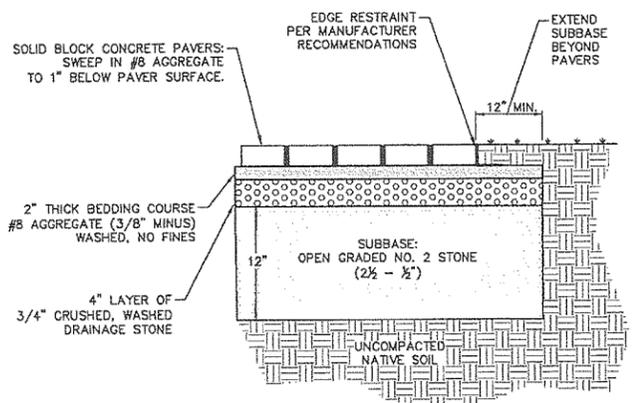


ENCLOSURE FENCE SCREENING DETAIL
N.T.S.

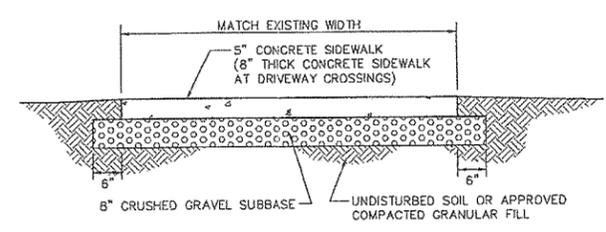


PROPOSED CATCH BASIN / CONTROL STRUCTURE
N.T.S.

* PRECAST MANHOLE STRUCTURES SHALL CONFORM TO ASTM SPEC. C478 (LATEST EDITION).



TYPICAL PERVIOUS PAVER SECTION
N.T.S.



TYPICAL SIDEWALK DETAIL
N.T.S.

- NOTES:
1. EXPANSION JOINTS SHALL BE PLACED EVERY 20' AND SHALL BE CONSTRUCTED OF PREFORMED JOINT FILLER (1/4" CORK OR BITUMINOUS TYPE)
 2. BETWEEN EXPANSION JOINTS THE SIDEWALK SHALL BE DIVIDED AT INTERVALS OF FIVE FEET BY DUMMY JOINTS.

SITE ENGINEER:

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10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2371 web: www.ces-ht.com

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DESIGN: MAB
CHECKED: PBS
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OWNER:

HOT EATS, COOL TREATS, LLC
210 COLLEGE STREET
SUITE 201
BURLINGTON
VERMONT 05401

PROJECT:

237 NORTH WINOOSKI AVENUE
BURLINGTON VERMONT 05401

RECEIVED
OCT 23 2013

BURLINGTON ZONING DEPARTMENT

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION
10.18.13	PBS	LOCAL SUBMITTAL

PROPOSED SITE AND UTILITY DETAILS

DATE: SEP. 4, 2013
SCALE: AS SHOWN
PROJ. NO.: 13203

DRAWING NUMBER: **C2.0**

PART 1 - GENERAL
1.01 SUMMARY

A. The work under this section includes but is not limited to providing all labor, equipment and materials for the installation of all required site related erosion control measures. If not otherwise directed on the plans, erosion control shall be in strict conformity with all City Department of Public Works requirements, as well as the latest revision of the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" available from the VT DEC Stormwater Section at:
www.nr.state.vt.us/dec/waterq/stormwater/htm/sw_cgp.htm

GENERAL NOTES

A. The discharge of sediment laden water from the project site is prohibited. All discharged water from dewatering operations shall discharge into a temporary sedimentation basin.

B. If soil disturbance will be required later than October 15th or earlier than April 15, the contractor shall be responsible for maintaining compliance with the winter stabilization practices and requirements for winter construction found in the "Low Risk Site Handbook for Erosion Prevention and Sediment Control".

C. Contractor shall mark the site boundaries to identify the limits of construction. Fence is required on any boundary within 50 ft. of a stream, lake, pond or wetland.

D. All stockpile material (topsoil, borrow, etc.) shall have silt fence installed around the downgradient portion of the stockpile perimeter. Seed and mulch stockpiled material as soon as possible to prevent soil erosion and sedimentation off site. Locate stockpiles on the uphill side of the disturbed areas, if possible. During windy conditions, stockpiled material shall be covered or watered appropriately to prevent wind erosion.

E. Slopes greater than 1:3 shall have erosion control netting installed to stabilize the slope and reduce the erosion potential. Install netting over mulched slopes so that all parts are in contact with the soil and mulch. Pin netting with wire staples 3' o.c. to ensure full bonding with soil surface.

F. Install stone check dams in grass-lined swales 50 feet on center to prevent silt from washing into the drainage system during construction. Check dams shall be removed when vegetation is established.

G. Control dust through the application of calcium chloride or water. An average application of one pound of calcium chloride per square yard of exposed area should be considered for each treatment. The exact number of applications and amount of dust controller shall be based upon field and weather conditions. It shall be spread in such manner and by such devices that uniform distribution is obtained over the entire area on which it is ordered placed.

PART 2 - PRODUCTS

2.01 EROSION CONTROL NETTING

A. Jute netting shall consist of undyed and unbleached yarn woven into a uniform open plain weave mesh.

2.02 EROSION CONTROL MATTING

A. Where required on the plans or where directed by the Engineer, erosion control blankets (matting) shall be North American Green 575 unless otherwise shown on plans

2.03 FILTER FABRIC

A. When filter fabric is required, it shall conform to the requirements of Mirafi 140NS or approved equivalent.

2.04 CALCIUM CHLORIDE

A. Calcium chloride shall conform to the requirements of AASHTO M 144. Either regular flake calcium chloride, Type 1 or concentrated flake, pellet or other granular calcium chloride, Type 2, may be used.

2.05 WATER

A. All water used shall be clean and free of harmful amounts of oil, salt, acids, alkalis, sugar, organic matter and other substances injurious to the finished product, plant life or the establishment of vegetation.

PART 3 - EXECUTION

3.01 STONE CHECK DAM INSTALLATION

A. Stone check dams to be constructed and installed as outlined in the Low-Risk Handbook or as instructed by the Engineer. Once vegetation is established and the check dams are no longer needed for erosion control, they shall be removed.

3.02 SILT FENCES

A. The silt fences shall be constructed in accordance with the construction detail. The fence shall generally be placed 10 feet from the toe of the slope or as shown on the plans. The ends of the fence shall be placed uphill to form a horseshoe shape to trap all runoff.

B. The silt fences shall be inspected periodically for damage or build-up of sediments. All damaged fences shall be repaired or replaced. Sediment deposits shall be removed from the fence as they build up and be placed in an area where there is no danger of further erosion.

3.03 EROSION MATTING

A. Erosion matting shall be placed on all grass-lined ditches with profile grades exceeding 5.0% and shall be placed and maintained in accordance with the Vermont Agency of Transportation Standard Specifications Sections 654 and 755.07.

3.04 RESTORATION

A. As soon as construction is completed in a given area, it shall be topsoiled, seeded, and mulched.

3.05 GRASS-LINED DITCHES

A. All ditches that are not stone-lined shall be topsoiled, seeded, and mulched. Any area which shows signs of erosion shall be reseeded immediately and maintained until permanent vegetation is established.

3.06 TEMPORARY DIVERSION DITCH

A. Stabilize any diversion berms or flow channels with seed and straw mulch or erosion control matting immediately after installation. Channels with slopes greater than 5% shall be lined with 4 inch stone. The diversion berm shall remain in place until disturbed areas are completely stabilized.

3.07 MAINTENANCE

A. All erosion control measures shall be inspected weekly and repaired and/or replaced as needed.

B. All erosion control measures shall be inspected after periods of heavy rain.

C. The stabilized road entrance shall be top dressed with additional stone should the existing stone become clogged with sediment.

D. Hay or straw mulch is subject to wind action. Mulch may require anchoring as the weather conditions warrant.

3.08 WINTER CONSTRUCTION

A. If, due to the project schedule, construction during the winter months is necessary, the Contractor shall follow the winter construction procedures outlined in the "Low Risk Site Handbook for Soil Erosion and Sediment Control" as well as the following procedures:

1. Minimize disturbance between October and May.
2. All erosion control measures shall be in place prior to the ground freezing.
3. For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
3. All non-vegetative stabilization must be completed by October 15.
4. Where mulch is specified, apply roughly 3 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

TEMPORARY SEEDING

PART 1 - GENERAL
1.01 SUMMARY

A. Section includes:
 1. Furnishing all labor, materials and equipment to complete all seeding required to provide temporary protection against wind or water erosion.

1.02 GENERAL NOTES

A. Adequate seed bed preparation, use of quality seed, and timely planting are required to achieve a good stand of vegetation to control erosion. Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

PART 2 - PRODUCTS

2.01 GENERAL

A. At a minimum, all products shall meet the requirements of Section 651 of the VAOT Standard Specifications for Construction.

PART 3 - EXECUTION

3.01 SEEDING CONDITIONS

A. All essential grading and all temporary structures, such as diversions, dams, ditches, and drains needed to prevent gullying and reduce siltation, should be completed prior to seeding.

B. All areas of disturbance must have temporary or permanent stabilization within 14 days of initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each work day.

C. Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.

3.02 SEED AND SEEDING

A. Seed and seeding rates may be selected from the table below. The selection will be based on the time of year the seeding is to be made and the length of time the vegetation is to afford the protection. The seed should be spread uniformly over the area. After seeding, the soil should be firmed by rolling or packing. Where rolling or packing is not feasible, the seed should be covered lightly by raking, disking, or dragging.

B. Plant Selection and Seeding Rates:

Species	Per Acre	Per 1000 Sq. Ft.	Remarks
Annual Ryegrass	40 lbs.	1 lb.	Grows quickly, but is of short duration. Use where appearances are important. Seed early spring and/or between August 15 and September 15. Cover the seed with no more than 0.25 inch of soil.
Perennial Ryegrass	30 lbs.	0.7 lbs.	Good cover which is longer lasting than annual ryegrass. Seed between April 1 and June 1 and/or between August 15 and September 15. Mulching will allow seeding throughout the growing season. Seed to a depth of approximately .5 inch.

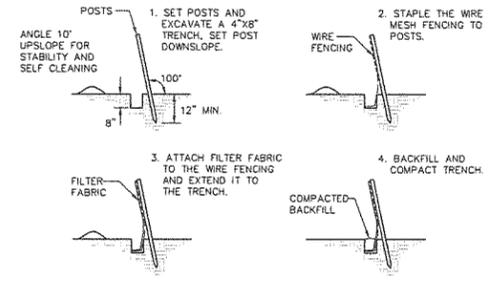
3.04 MULCHING

A. Where it is impracticable to incorporate fertilizer and seed into moist soil, the seeded area should be mulched to facilitate germination.

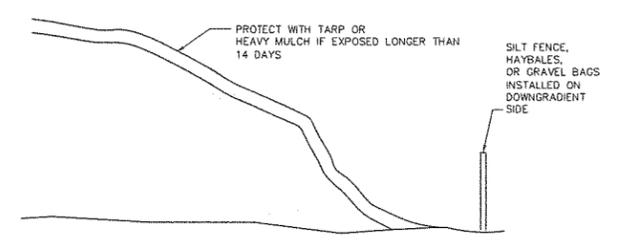
3.05 MAINTENANCE

A. If the seeding fails to grow, it may need to be re-established to provide adequate erosion control.

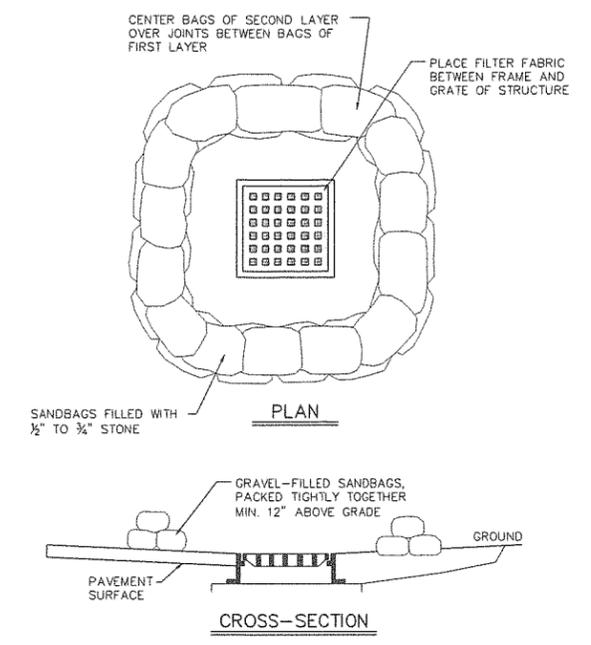
B. If weeds become a problem, they may need to be controlled by mowing.



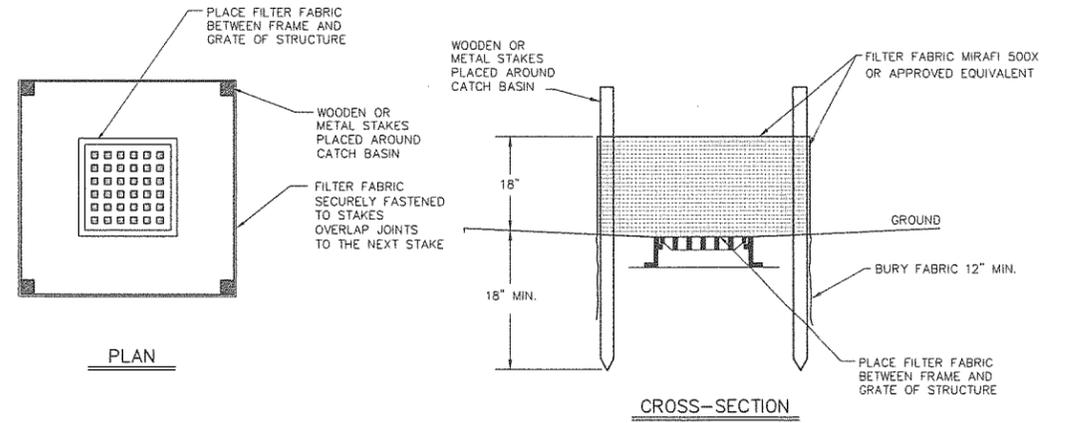
SILT FENCE CONSTRUCTION DETAIL
N.T.S.



TEMPORARY STOCKPILE DETAIL
N.T.S.



CATCH BASIN INLET PROTECTION (GRAVEL BAGS)
N.T.S.



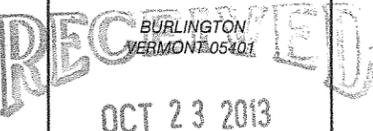
CATCH BASIN INLET PROTECTION (WITH FABRIC)
N.T.S.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
 10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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DRAWN: MAB
 CHECKED: PBS
 APPROVED: PBS

OWNER:
HOT EATS, COOL TREATS, LLC
 210 COLLEGE STREET SUITE 201
 BURLINGTON VERMONT 05401

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237 NORTH WINOOSKI AVENUE
 BURLINGTON VERMONT 05401


DEPARTMENT OF PLANNING & ZONING
 100 NORTH ST. BURLINGTON, VT 05401

 LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION
10.18.13	PBS	LOCAL SUBMITTAL

EROSION CONTROL DETAILS AND SPEC.

DATE: SEP. 4, 2013
 SCALE: AS SHOWN
 PROJ. NO. 13203
 DRAWING NUMBER: **C3.1**

STORMWATER RUNOFF SUMMARY:

EXISTING 1-YEAR STORM PEAK FLOW TO COMBINED SEWER=1.44 CFS
 EXISTING Q-1 RUNOFF VOLUME =0.071 ACRE-FT

PROPOSED 1-YEAR STORM PEAK FLOW TO COMBINED SEWER=0.77 CFS
 PROPOSED Q-1 RUNOFF VOLUME =0.063 ACRE-FT

PEAK FLOW REDUCTION PROVIDED = 50%
 RUNOFF VOLUME REDUCTION = 11.3%

LEGEND

- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- ● IRON ROD/PIPE FOUND/SET
- CONCRETE MONUMENT
- - - - - GRAVITY SEWER LINE
- - - - - WATER LINE
- - - - - OVERHEAD ELECTRIC
- - - - - UNDERGROUND ELECTRIC
- - - - - GAS LINE
- MW MONITORING WELL
- PP POWER POLE
- CB CATCH BASIN
- LP LIGHT POLE
- S SIGN
- DT DECIDUOUS TREE
- CT CONIFEROUS TREE
- - - - - FENCE

SITE ENGINEER:



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PROPOSED STORMWATER TREATMENT PLAN

DATE: OCT, 2013
 SCALE: 1" = 10'
 PROJ. NO.: 13203

DRAWING NUMBER: **C5.0**

